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DIVISION OF CODES AND STANDARDS  
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**NOTICE OF AVAILABILITY OF MODIFIED TEXT  
FOR PROPOSED REGULATIONS OF THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGARDING MOBILEHOME PARKS AND SPECIAL OCCUPANCY PARKS  
CALIFORNIA CODE OF REGULATIONS  
TITLE 25, DIVISION 1, CHAPTERS 2 AND 2.2  
OCTOBER 4, 2006**

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Notice is hereby provided that the Department of Housing and Community Development (Department) proposes modifications to specific text of the regulations contained in the Title 25 of the California Code of Regulations (CCR).

A Notice of Proposed Action pertaining to MOBILEHOME PARKS AND SPECIAL OCCUPANCY PARKS regulations was mailed on July 21, 2006. A public hearing was held on September 13, 2006 and written comments were received until 5:00 p.m. on September 13, 2006. Based on these comments, the Department is proposing additional modifications to its originally-proposed text.

Written comments on the proposed modifications will be accepted by the Department during a **15-day written comment period** beginning **October 4, 2006** and ending at 5:00 p.m. on **October 20, 2006**. Please address your comments to:

**Department of Housing and Community Development  
Division of Codes and Standards  
1800 Third Street, Room 260  
Sacramento, CA 95814  
Attention: Mr. Bradley Harward**

Comments on the proposed modifications may also be submitted **via e-mail** to [parksregs@hcd.ca.gov](mailto:parksregs@hcd.ca.gov), or by facsimile to **(916) 327-4712**. Comments submitted via e-mail or facsimile must be submitted during the 15-day comment period ending at 5:00 p.m. on **October 20, 2006**.

## **Summary of Modifications**

The following provides a summary of the proposed modifications. A copy of the full text of these changes is appended to this notice and is also available on the website address listed below. Please note, that HCD's review of written comments during the 15-day comment period is limited to the modifications of the proposed text. Comments which are related solely to the modifications and which are received during the 15-day comment period, will be summarized and responded to by HCD in its Final Statement of Reasons. A copy of the Final Statement of Reasons will be included in the HCD's record of this rulemaking, and is also available for review at HCD's headquarters' address, noted above.

## **MODIFICATIONS TO ORIGINALLY PROPOSED REGULATIONS**

### **Mobilehome and Special Occupancy Parks Program**

Section 1016 – amend

Section 1106 – amend

Sections 1338 and 1338.1 – amend

Section 1428 – amend

Sections 1433 and 1433.1 – amend

Sections 2016 – amend

Sections 2106 – amend

Section 2428 – amend

### **Amend Section 1016.**

**Subsection (d)** is amended in response to a public comment concerning the ability to obtain alternate approvals for minor changes to a homeowner's unit or accessory structure. Because of this comment, the word "significantly" has been added to this subsection and text is added to define such significant items.

### **Amend Section 1106.**

**Subsection (a)** and **Subsection (c)** are amended in response to a public comment. These subsections have been amended to clarify the locations of "no parking" signs.

**Subsections (g) and (h)** are amended to include all the types of fire protection agencies, not just a fire "district".

### **Amend Section 1338.**

This section is amended throughout by replacing the reference to **5,000 feet** with **4,000 feet**. Recent legislation (Ch. 890, Stats. 2006) allows MH-units with a minimum 60 lb roof live load to be located in parks above 4,000 feet provided the park has a snow roof load maintenance program.

### **Amend Section 1338.1.**

This section is amended to be consistent with the proposed amendments to section 1338. Since most parks already have a snow roof load maintenance program, the amendments have a minimal effect on the parks themselves. However, the amendments do provide prospective homeowners with additional options when replacing a home in a park located above **4,000** and **5,000 feet** in elevation.

### **Amend Section 1428.**

**Subsection (d)** is amended in response to a public comment. Text is added to allow stairways, which are necessary for egress, to be installed next to accessory buildings or structures on an adjacent lot provided they are of an “up and over” design to permit access to the rear of the lot.

### **Amend Section 1433.**

**Table 1433-1** in this section is amended by replacing the reference to **5,000 feet** with **4,000 feet**. This is done to comply with recent statutory amendments relating to manufactured homes. Chapter 890 of the Statutes of 2006, which allows MH-units with a minimum 60 lb roof live load to be located in parks above 4,000 feet, provided the park has a snow roof load maintenance program. This section is amended to maintain consistency between accessory structure installations and the manufactured home installation requirements. It would be inconsistent to require a higher roof load for an accessory structure than the MH-unit to which it is an accessory.

**Subsection (a)** is amended by adding text to clarify that an accessory structure located beneath another accessory structure that already meets the required roof loading for the area, is exempt from the snow roof load requirement. Because the lower accessory structure is already protected by the structure above, it is unnecessary for the structure beneath to be constructed to accommodate the additional load.

### **Amend Section 1433.1.**

This section is amended throughout by replacing the reference to **5,000 feet** with **4,000 feet** for consistency with recent statutory amendments. Chapter 890, Stats. 2006 allows MH-units with a minimum 60 lb roof live load to be located in parks above **4,000 feet** provided the park has a snow roof load maintenance program.

**Subsection (a)** is amended by removing the exclusion of a cabana from the snow roof load maintenance program for consistency with recent legislation (Ch. 890, Stats. of 2006). Additionally, text is added to clarify that an accessory structure located beneath another accessory structure that already meets the required roof loading for the area, is exempt from the snow roof load requirement. Because the lower accessory structure is already protected by the structure above, it is unnecessary for the structure beneath to be constructed to accommodate the additional load.

### **Amend Section 2016.**

**Subsection (d)** is amended in response to a public comment concerning obtaining alternate approvals for minor changes to a homeowners unit or accessory structure. Because of this comment, the word “significantly” has been added to this subsection.

### **Amend Section 2106.**

**Subsection (a)** and **Subsection (c)** are amended in response to a public comment. These subsections have been amended to clarify the locations of “no parking” signs.

**Subsections (i) and (j)** are amended to include all the types of fire protection agencies, not just a fire “district”.

**Amend Section 2428.**

**Subsection (d)** is amended in response to a public comment. Text is added to allow stairways, which are necessary for egress, to be installed next to accessory buildings or structures on an adjacent lot provided they are of an “up and over” design to permit access to the rear of the lot.

**Legend:**

- \* Text in single underline includes originally proposed added text.
  - \* Text in ~~single strikeout~~ is originally proposed deleted text.
  - \* Text in double underline is amendments to the originally proposed text for review during this comment period.
  - \* Text in ~~double strikeout~~ is deletions to the originally proposed text for review during this comment period.
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**Notes to reader:**

- \* Comments on the amendments contained in this package are confined to the double underline and ~~double strikeout~~ amendments only.
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Proposed amendments to Title 25, Chapter 2, the Mobilehome Parks and Installations regulations.

**Amend Section 1016.**

**§ 1016. Approval of Alternates and Equivalents.**

(a) When the department is the enforcement agency, a request for approval of an alternate or equivalent means of meeting the requirements of this chapter shall be submitted by the applicant to the department's Northern or Southern area office.

(b) When a city, county, or city and county has assumed enforcement responsibility for this chapter, the applicant shall submit the request for this approval to the local enforcement agency. The local enforcement agency shall forward the request to the department's Administrative Office of the Division of Codes and Standards, along with their written recommendation and rationale for approval or denial.

(c) The request for an alternate approval shall be submitted on forms, as defined in Section 1002 of this chapter, provided by the department. The form shall be accompanied by one (1) set of substantiating plans and/or information together with the alternate approval fee of two hundred three dollars (\$203), payable to the department.

(d) When a request for an alternate approval is for the park, or significantly affects property owned or operated by the park, including, but not limited to, grading, utilities and setbacks, only the park owner or operator may apply for the alternate approval.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18305 and 18502.5, Health and Safety Code.

**Amend Section 1106.**

**§ 1106. Roadways.**

All park roadways shall have a clear and unobstructed access to entrance to, and exit from, access to a public thoroughfare, except that a roadway may have security gates, if such security gates are not in violation of local government requirements.

(a) In parks, or portions thereof, constructed prior to September 15, 1961:

(1) Each ~~unit lot~~ shall ~~have access from the lot to~~ but have access to a roadway of not less than fifteen (15) feet in unobstructed width.

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(2) No vehicle parking shall be allowed on roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of the roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of the roadway, the roadway shall be not less than thirty (30) feet in width.

(b) In parks constructed on or after September 15, 1961:

(1) Each ~~unit lot shall have access from the lot to~~ lot shall have access to a two-way roadway of not less than twenty-five (25) feet, or a one-lane, one-way roadway not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on one-way, one-lane roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least thirty (30) feet in width.

(3) No vehicle parking shall be allowed on two-lane, two-way roadways less than thirty-two (32) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of thirty-two (32) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least forty (40) feet in width.

(c) Roadways designed for vehicle parking on one side shall have signs or markings ~~clearly visible along any portion of the roadway, prohibiting the parking of vehicles on the traffic flow side of the roadway, clearly visible at any given point of the roadway where parking is prohibited, to provide a continuously open and unobstructed roadway.~~

(d) A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle, shall be not less than fifteen (15) feet in unobstructed width on each side of the divider.

(e) In parks constructed after September 23, 1974, which contain not more than three (3) lots, each ~~unit shall have access from the lot to~~ lot shall ~~abut~~ a roadway that is not less than twenty (20) feet in unobstructed width.

(f) ~~Paving is not required for roadways or driveways unless it is necessary for compliance with section 1116 or 1120 of this chapter.~~

(g) ~~At the request of the park owner/operator, the local fire district protection agency may designate the sides or portions of roadways in a park as fire lanes provided those designations do not conflict with the roadway widths of this section.~~

(h) ~~If a park owner or operator proposes reducing the width, or changing the layout or configuration, of the park roadways from the way they were previously approved or constructed, local fire district protection agency acknowledgment of the change shall be submitted to the enforcement agency.~~

NOTE: Authority cited: Sections 18300, 18610, ~~and~~ 18612, and 18691, Health and Safety Code. Reference: Sections 18610, ~~and~~ 18612, and 18691, Health and Safety Code.

## **Amend Section 1338.**

### **§ 1338. Roof Live Load.**

(a) ~~Every~~ Except as provided in section 1338.1 of this article, every MH-unit installed shall have the capacity to resist the applicable minimum roof live load of the region in which it is installed as set forth in Table 1338-1 or as is further provided by this section. Table 1338-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department. Except as described in Section 1338.1, below, at elevations above ~~5,000~~ 4,000 ft., snow loads established for residential buildings by local ordinance shall apply.

(1) Region I includes the following counties: Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties: Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties: Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) When an application is submitted for a permit to install an MH-unit manufactured prior to October 7, 1973, or an MH-unit with a designed roof live load less than that specified in Table 1338-1 and it is known the MH-unit will be subjected to snow loads, the plans and specifications shall include a method of protecting the MH-unit from snow loads that is acceptable to the enforcement agency.

When approved by the enforcement agency, a ramada may be used to protect an MH-unit which does not have the capacity to resist the minimum roof live load for the region in which it is to be installed. The ramada shall be designed to resist the minimum roof loads for the region in which it is constructed and shall be constructed pursuant to the provisions of section 1486.

(c) Parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, must continue the program on existing installations. However, MH-units located in parks at or below ~~5,000~~ 4,000 feet in elevation installed after July 7, 2004, must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in ~~table~~ Table 1338-1.

(d) This section does not apply to MH-units installed prior to September 30, 1975.

(e) The park owner or operator shall maintain the snow roof load maintenance program, as long as units in the park do not meet the minimum roof loads for the area.

TABLE 1338-1 General Roof Live Load Requirements for MH-units					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-5000-ft.	60 psf	3001-4000 ft.	60 psf
				<del>4001-5000 ft.</del>	<del>80 psf</del>

NOTE: Authority cited: Sections 18300, ~~18605, and~~ 18613, and 18620, Health and Safety Code. Reference: Sections 18605, ~~and~~ 18613 and 18620, Health and Safety Code.

#### Amend Section 1338.1.

##### § 1338.1. Roof Live Loads for Mobilehome Parks Located Above ~~5,000~~ 4,000 feet in Elevation.

(a) Notwithstanding the provisions of Section 1338, if an MH-unit that is proposed to be installed within a mobilehome park located above ~~5,000~~ 4,000 feet in elevation does not have the capacity to resist the minimum snow loads as established for residential buildings by local ordinance, the MH-unit may only be installed in a mobilehome park if all of the following conditions apply:

(1) The park has and is operating a snow roof load maintenance program approved by the enforcement agency;

(2) the MH-unit has the capacity to resist a roof live load of sixty (60) pounds per square foot or greater;

(3) the installation complies with all other applicable requirements of this chapter;

(4) the installation is approved by the enforcement agency ; and

(5) the enforcement agency's approval of the snow roof load maintenance program is shown on the mobilehome park's permit to operate.

(b) The operator of a mobilehome park located above ~~5,000~~ 4,000 feet in elevation, may request and obtain approval from the enforcement agency for a snow roof load maintenance program. The request for an approval shall include, but not be limited to, the following information:

- (1) The type of maintenance to be used to control snow accumulation;
- (2) the capacity and capability of personnel and equipment proposed to satisfactorily perform the snow roof load maintenance program; and
- (3) an application for an amended permit to operate in accordance with section 1014 of this chapter.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18552, 18605 and 18613, Health and Safety Code.

## **Amend Section 1428.**

### **§ 1428. Location.**

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3)-foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3)-foot clearance from all lot lines, and

(B) a minimum six (6)-foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Cabanas shall meet the location requirements for units, as referenced in section 1330 of this chapter.

(c) Location requirements governing private garages and storage buildings are contained in section 1443.

(d) Stairways with landings ~~less than~~ not to exceed twelve (12) square feet may be installed to the lot line provided they are located a minimum of three (3) feet from any unit, or accessory building or structure, including another stairway, on an adjacent lot. However, if the stairway is an up-and-over design (steps up the front and down the back) that provides access to the lot beyond the stairway, it does not need to maintain the separation from a unit or accessory building or structure, including another stairway, on an adjacent lot.

(e) Fencing of any material, that meets the requirements of section 1514 of this article, may be installed up to a lot line.

(f) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(g) Any accessory building or structure, or building component may be installed up to a lot line bordering a roadway or common area provided there is no combustible building or structure in the common area within six (6) feet and no building or structure of any kind within three (3) feet of any portion of the accessory building or structure, or building component, provided there is compliance with section 1110 of this chapter. The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained.

(h) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

NOTE: Authority cited: Sections 18300, 18610, and 18620, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.



## Amend Section 1433.

### § 1433. Roof Live Load.

(a) Except as provided in section 1443.1 of this article, every cabana installed on or after July 31, 1976, or every accessory building or structure or building component installed on or after June 10, 1979, shall have the capacity to resist the applicable minimum snow load of the region in which it is installed or as is provided by this section.

Note: An accessory structure located beneath another accessory structure that meets the requirements of this section, such as a porch under an awning, is excluded from the snow load requirements of this section.

TABLE 1433-1 General Roof Live Load Requirements for Accessory Buildings or Structures and Building Components					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-5000 ft.	60 psf	3001-4000 ft.	60 psf
				<del>4001-5000 ft.</del>	<del>80 psf</del>

Table 1433-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department.

(1) Region I includes the following counties:

Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties:

Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties:

Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) Parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, shall maintain the snow roof load maintenance program, as long as accessory buildings or structures, or building components in the park do not meet the minimum roof loads for the area. Accessory buildings or structures or building components installed after July 7, 2004, must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in ~~table~~ Table 1433-1.

(c) The park owner or operator shall be responsible for the continued management of an existing snow roof load maintenance program approved for the park.

(d) Roof live load requirements shall not apply to storage cabinets.

(e) Accessory buildings or structures or building components may be relocated from one park to another and reinstalled under permit within another park provided the requirements for roof live load in the new park are not greater than the requirements of the park in which the accessory building or structure or building component was previously installed.

NOTE: Authority cited: Sections 18300, 18610, and 18620, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

## Adopt Section 1433.1.

### § 1433.1. Accessory Building or Structure Roof Live Loads in Parks Located Above ~~5,000-4,000~~ feet in Elevation

(a) Notwithstanding the provisions of Section 1433, if an accessory building or structure, ~~not to include a cabana,~~ that is proposed to be installed within a mobilehome park located above ~~5,000-4,000~~ feet in elevation does not have the capacity to resist the minimum snow loads as established for residential buildings by local ordinance, the accessory building or structure, ~~not to include a cabana,~~ may only be installed in a mobilehome park if all of the following conditions apply:

- (1) The park has and is operating a snow roof load maintenance program approved by the enforcement agency;
- (2) the accessory building or structure has the capacity to resist a roof live load of sixty (60) pounds per square foot (psf) or greater;
- (3) the installation complies with all other applicable requirements of this chapter;
- (4) the installation is approved by the enforcement agency; and
- (5) the enforcement agency's approval of the snow roof load maintenance program is shown on the mobilehome park's permit to operate.

Note: An accessory structure located beneath another accessory structure that meets the requirements of this section, such as a porch under an awning, is excluded from the snow load requirements of this section.

(b) The operator of a mobilehome park located above ~~5,000-4,000~~ feet in elevation may request and obtain approval from the enforcement agency for a snow roof load maintenance program. The request for an approval shall include, but not be limited to, the following information:

- (1) The type of maintenance to be used to control snow accumulation;
- (2) the capacity and capability of personnel and equipment proposed to satisfactorily perform the snow roof load maintenance program; and
- (3) an application for an amended permit to operate in accordance with section 1014 of this chapter.

NOTE: Authority cited: Sections 18300, 18610, and 18620, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

## Proposed amendments to Title 25, Chapter 2.2, the Special Occupancy Parks regulations.

### Amend Section 2016.

#### § 2016. Approval of Alternates and Equivalentents.

(a) When the department is the enforcement agency, a request for approval of an alternate or equivalent means of meeting the requirements of this chapter shall be submitted by the applicant to the department's Northern or Southern area office.

(b) When a city, county, or city and county has assumed enforcement responsibility for this chapter, the applicant shall submit the request for this approval to the local enforcement agency. The local enforcement agency shall forward the request to the department's Administrative Office of the Division of Codes and Standards, along with their written recommendation and rationale for approval or denial.

(c) The request for an alternate approval shall be submitted on forms, as defined in Section 2002 of this chapter, provided by the department. The form shall be accompanied by one (1) set of substantiating plans and/or information together with the alternate approval fee of two hundred three dollars (\$203), payable to the department.

(d) When a request for an alternate approval is for the park, or significantly affects property owned or operated by the park, including, but not limited to, grading, utilities and setbacks, only the park owner or operator may apply for the alternate approval.

NOTE: Authority cited: Sections 18865, and 18865.05, Health and Safety Code. Reference: Sections 18865.6 and 18870.3, Health and Safety Code.

### Amend Section 2106.

#### § 2106. Roadways.

All park roadways shall have a clear and unobstructed ~~access to entrance to, and exit from,~~ access to a public thoroughfare, except that a roadway may have security gates, if such security gates are not in violation of local government requirements.

(a) In parks, or portions thereof, constructed prior to September 15, 1961,

(1) ~~each-unit lot shall have access from the lot to~~ each-unit lot shall have access to a roadway of not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of the roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of the roadway, the roadway shall be not less than thirty (30) feet in width.

(b) In parks constructed on or after September 15, 1961,

(1) ~~each-unit lot shall have access from the lot to~~ each-unit lot shall have access to a two-way roadway of not less than eighteen (18) feet, or a one-lane, one-way roadway not less than twelve (12) feet, in unobstructed width.

(2) No vehicle parking shall be allowed on one-way, one-lane roadways less than nineteen (19) feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of nineteen (19) feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least twenty-six (26) feet in width.

(3) No vehicle parking shall be allowed on two-lane, two-way roadways less than twenty-five (25) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of twenty-five (25) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least thirty-two (32) feet in width.

(c) Roadways designed for vehicle parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway, clearly visible along at any portion of the roadway, given point of the roadway where parking is prohibited, in order to provide a continuously open and unobstructed roadway.

(d) A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle shall be not less than twelve (12) feet in unobstructed width on each side of the divider.

(e) In parks which were constructed after September 23, 1974, and which contain not more than three (3) lots, ~~each unit shall have access from the lot to~~ lot shall abut a roadway that is not less than twenty (20) feet in unobstructed width.

(f) Roadways, other than those necessary for maintenance by the operator, are not required in incidental or tent camp areas.

(g) Roadways required for emergency vehicles and the operation and maintenance of incidental camping areas and of tent camps shall be maintained to provide safe passage of vehicular traffic.

(h) Paving is not required for roadways or driveways unless it is necessary for compliance with section 2116 of 2120 of this chapter.

(i) At the request of the park owner/operator, the local fire district-protection agency may designate the sides or portions of roadways in a park as fire lanes provided those designations do not conflict with the roadway widths of this section.

(j) If a park owner or operator proposes reducing the width, or changing the layout or configuration, of the park roadways from the way they were previously approved or constructed, local fire district-protection agency acknowledgment of the change shall be submitted to the enforcement agency.

NOTE: Authority cited: Sections 18865, 18865.05, 18865.3, and 18873.5, Health and Safety Code. Reference: Sections 18872.2 and 18873.5, Health and Safety Code.

## **Amend Section 2428.**

### **§ 2428. Location.**

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3)-foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3) foot clearance from all lot lines, and

(B) a minimum six (6) foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Location requirements governing cabanas, private garages, and storage buildings, permitted by section 2118 of this chapter, are found in Article 9 of Chapter 2 of this division.

(c) Stairways with landings less than not to exceed twelve (12) square feet may be installed to the lot line provided they are located a minimum of three (3) feet from any unit or accessory building or structure including another stairway on an adjacent lot including another stairway. However, if the stairway is an up-and-over design (steps up the front and down the back) that provides access to the lot beyond the stairway, it does not need to maintain the separation from a unit or accessory building or structure, including another stairway, on an adjacent lot.

(d) Fencing of any material, that meets the requirements of section 2514 of this article, may be installed up to a lot line.

(e) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(f) Any permitted accessory building or structure, or building component may be installed up to a lot line bordering a roadway or common area provided there is no combustible building or structure in the common area within six (6) feet and no structure of any kind within three (3) feet of any portion of the accessory building or structure, or building component. The maximum seventy-five percent (75%) lot coverage allowed by section 2110 of this chapter shall be maintained ~~provided the limitations of section 2110 of this chapter are not exceeded.~~

(g) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

NOTE: Authority cited: Sections 18865, 18865.05, and 18873, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.